



1418 Wagner Rd Frontenac Ontario K0H 2P0 Frontenac 45 - Frontenac Centre Frontenac SPIS: No Taxes: \$3,664.05/2026 DOM: 1		
Detached Link: N Bungalow	Front On: E Acre:	Rms: 6 Bedrooms: 2 Washrooms: 1 1x4xMain
Lot: 150 x 191.7 Feet Irreg: Dir/Cross St: Wagner Road / Trillium Point Road Directions: 38 South of Sharbot Lake to Wagner Road, always stay left follow to #1418		

MLS#: X13610300	PIN#: 362340065
Possession Remarks: TBD	
Legal: PT LT 10 CON 2 OSO AS IN FR752549, T/W FR745963 EXCEPT EASEMENT THEREIN RE: LT 10 CON 2, OSO; CENTRAL FRONTENAC	

Kitchens: 1 Fam Rm: N Basement: Crawl Space / None Fireplace/Stv: Y Heat: Baseboard, Heat Pump / Electric, Wood A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block, Piers, Wood Frame Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Wood Gar/Gar Spcs: Detached / 1 Drive: Private Double Drive Park Spcs: 5 Tot Prk Spcs: 6 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Beach, Fireplace/Stove, Golf, Lake Access, Park, Place Of Worship, School, Waterfront Exterior Feat: Fishing, Landscaped, Patio, Privacy, Year Round Living Interior Feat: Primary Bedroom - Main Floor, Storage, Water Heater Owned Security Feat: Smoke Detector	Zoning: Cable TV: No Hydro: Yes Gas: No Phone: A Water: Other Water Supply Type: Lake/River, Sediment Filter Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: HST Applicable to: Not Subject to HST Sale Price: Oth Struct: Aux Residences, Gazebo Survey Type: None
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Water Body Name: Sharbot Lake Water Body Type: Lake Water Frontage (M): 150 Topography: Level, Wooded/Treed Water Features: Dock Access to Property: Year Round Municipal Road Docking Type: Private Water View: Direct WaterfrontYN: Yes Waterfront: Direct	Shoreline: Natural Shoreline Allowance: None Shoreline Exp: E Alternative Power: None Easements/Restrict: Unknown Rural Services: Cell Services, Electricity Connected, Telephone Available Waterfront Accessory Bldgs: Bunkie Water Delivery Features: Heatd Waterline, Uv System
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	12.8	x 9.19	Hardwood Floor W/O To Yard
2	Dining	Main	10.17	x 9.19	Hardwood Floor W/O To Patio
3	Living	Main	34.12	x 11.15	Hardwood Floor
4	Prim Bdrm	Main	13.78	x 11.48	Broadloom
5	2nd Br	Main	11.48	x 8.53	Broadloom
6	Bathroom	Main	11.48	x 5.91	4 Pc Bath Tile Floor

Client Remks: Welcome to your waterfront home on beautiful Sharbot Lake! Set on just over half an acre with 150 feet of level, east-facing shoreline, this exceptional 2-bedroom home offers breathtaking sunrise views and a peaceful lakeside setting. The property is situated on the edge of a quiet bay with big water views. Relax by the water, enjoy the perennial gardens, play sport activities on the generous flat grassed area on the road side of the property and use the separate garden for what you enjoy growing. One of the highlights is a 3 1/2 season, custom designed gazebo which was handcrafted by a timber framing artist. It has a Sunspace window and door system for temperature and humidity control. The perfect place for outdoor entertaining. Inside, you'll find a spacious living room with a wood-burning fireplace, a bright dining area with water views, a well-appointed kitchen with abundant storage, a full bath, and an efficient three-unit Mitsubishi mini-split heat pump. Serviced by a septic system and water is drawn from the lake through a filtration and UV purification system. Located just south of the village of Sharbot Lake and approximately 2 kms from the fire station (emergency services), you'll enjoy nearby parks, a public beach, the K&P Trail, a health centre, and all essential amenities, with Highway 7 just north of the village for easy travel. Approx. 65 kms north of Kingston, and 120 kms west of Ottawa. Sharbot Lake is a gem among lakes in the area. 10 kms long and 5 kms wide, you'll never get bored. The property is situated on the larger but quieter east basin (lower lake). The east end of the basin boasts plenty of crown land /shoreline to explore. There is plenty of lake for any type of boating, however this side is remarkably quiet. Exceptional fishing (bass, lake trout, northern pike, and walleye). With over 100 islands and depths reaching 105 feet, it's the perfect destination for year-round waterfront living.

Prepared By: TAMMY GURR, Broker
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Printed On: 07/28/2026 10:50:55 AM

ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE
7 Spring St, Westport ON K0G1X0

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Dock, Rototiller, Satellite dish for Shaw TV

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595
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